8296988/2023/ACCOM -GAD01

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

G.A.(Accom.)Department – Providing private leased residential accommodation to AIS Officers - Sri Adnan Nayeem Asmi, IPS., Joint Director (CZ), Anti – Corruption Bureau, A.P., Vijayawada - Approval of lease agreement for a period of (11) months i.e., from 1-11-2023 to 30-9-2024 with the concerned Villa owner i.e., Sri Paturi Kameswara Rao - Orders - Issued.

GENERAL ADMINISTRATION (ACOMM.) DEPARTMENT

G.O.Rt.No.2393 Dated:11-12-2023.

Read the following:

1. G.O.Rt.No.2465, G.A (Accom.) Dept, dated.12-8-2015.
2. U.O. Note.No.GAD-42022/1/2018-CLAIMS-C-1, dated: 01-06-2018.
3. U.O.Note.Fin01-FMUOMISC/560/2020-FMU.GAD.I Dt.31.7.2021.
4. From Sri Adnan Nayeem Asmi, IPS., Joint Director (CZ), Anti – Corruption Bureau, A.P., Vijayawada, Dated:30-10-2023.

***

O R D E R:-

In the reference 1st read above, Government have issued orders for providing accommodation to All India Service Officers at Hyderabad or New Capital of Amaravathi or any other place in Andhra Pradesh by securing private houses/accommodation on lease rental basis within a maximum ceiling limit of Rs.40,000/- per month. As per instructions issued in the reference 2nd read above, for processing of bills in CFMS system, it is required to issue sanction orders for every month.

2. In the reference 3rd read above, the Finance Department have issued instructions to G.A (Accom.) Department for scrutinizing accommodation proposals of AIS officers and to issue orders if they fall within the stipulations of orders issued vide G.O. 2465.

3. In the reference 4th read above, Sri Adnan Nayeem Asmi, IPS., Joint Director (CZ), Anti – Corruption Bureau, A.P., Vijayawada, has requested to approve the lease agreement for his residence for the period of (11) months i.e., from 1-11-2023 to 30-9-2024 @ monthly rent of Rs.40,000/-(Rupees Forty Thousand only) with the Villa Owner Sri Paturi Kameswara Rao.

4. After careful examination of the matter, Government hereby approved the lease agreement for a period of (11) months i.e., from 1-11-2023 to 30-9-2024 @ monthly rent of Rs.40,000/- (Rupees Forty Thousand only) with the Villa Owner i.e., Sri Paturi Kameswara Rao for providing leased accommodation to the MoS Sri Adnan Nayeem Asmi, IPS., Joint Director (CZ), Anti – Corruption Bureau, A.P., Vijayawada at Villa No.35, Rain Tree Park, Dwaraka Krishna, Kaza Village, Mangalagiri (M), Guntur District, A.P.. The MOS shall submit the Certificate of Non-drawal of HRA for the said lease period i.e., from 1-11-2023 to 30-9-2024.

5. Sri Adnan Nayeem Asmi, IPS., Joint Director (CZ), Anti – Corruption Bureau, A.P., Vijayawada shall forego his HRA from 1-11-2023 onwards.

6. The expenditure shall be debited to the Head of Account "2052-00- 090-00-05-140-141".

7. This order is issued as per the instructions issued by Finance (FMUGAD-I) Department vide their U.O.Note No.FIN01-FMU0MISC/560/2020-FMU-GAD.I, Dt:31.7.2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K PRAVEEN KUMAR
SPL. CHIEF SECRETARY TO GOVERNMENT (GPM & AR)

To
Sri Adnan Nayeem Asmi, IPS., Joint Director (CZ), Anti – Corruption Bureau, A.P., Vijayawada.
The G.A (Claims.C) Department, AP Secretariat, Velagapudi.
The Pay and Accounts Officer, A.P, Vijayawada.

13/12/23

(P.T.O)

8296988/2023/ACCOM -GAD01

The Deputy Pay and Accounts Officer, A.P. Secretariat, Velagapudi.
Copy to:
The Lessor i.e., Villa Owner i.e., Sri Paturi Kameswara Rao,
S/o Late P. Koteswara Rao,
R/o Plot No.3, Flat No.305,
Neeraja Apartments Rs.No.5,
Mahendra Hills, East Maredpally,
Secunderabad, Hyderabad-500026.
The P.S. to Spl. Chief Secretary to Government (GPM & AR)
SF/SC (2260616).

//FORWARDED::BY ORDER//

SECTION OFFICER

8296988/2023/ACCOM -GAD01

processed
C.No. 2260616

ANNEXURE-I

Date : 30-10-2023.
Vijayawada.

To
The Spl. Chief Secretary to Government,
General Administration (Accom.) Dept.,
A.P., Secretariat, Velagapudi.

Sir,

Spl. Chief Secretary (GPM & AR) Genl. Admn. Dept. A.P. Secty. 1706 06 NOV 2023

Sub: Adnan Nayeem Asmi, IPS, Joint Director (CZ) – Request to approve lease agreement for residence - Regarding.

&&&

It is to inform that I am presently working as Joint Director (CZ), Anti-Corruption Bureau, AP., Vijayawada and hereby request you to kindly approve the lease agreement for residence located at Villa No. 35, Rain Tree Park, Dwaraka Krishna, Kaza Village, Mangalagiri (M), Guntur District, AP- 522508. The details are as follows:

1. Name and Postal Address with Pin code No. of the plot owner : Sri Paturi Kameswara Rao,
   S/o Late P. Koteswara Rao,
   R/o Plot. No. 3, Flat No. 305,
   Neeraja Apartments Rd. No.5 Mahendra Hills,
   Sathyanarayana Swamy Temple,
   East Maredpally, Secunderabad,
   Hyderabad – 500026.
2. Carpet area of the house : 2250 Sq. Feet
3. Rent per month requested by The owner : 40, 000/- per month
4. Period of Lease : 11 months (from 01.11.2023 to 30.09.2024)

6/11/23 SO/Accom A.S.O.-I 6/11/23

Therefore, I request to authorize the lease agreement in accordance with the G.O. Rt. No. 2465, Dt : 12.08.2015, Gen. Admn. (SC.A) Dept. I hereby declare that all the information furnished above is true and correct to the best of my knowledge.

Thanking you sir,

Yours faithfully,

(Adnan Nayeem Asmi, IPS.,)
Joint Director (CZ),
Anti- Corruption Bureau,
A.P, Vijayawada.

8296988/2023/ACCOM -GAD01

ANNEXURE-III

CONSENT LETTER

To
The Spl. Chief Secretary to Government,
General Administration (Accom.) Dept.,
A.P., Secretariat, Velagapudi.

Dear Sir,

Ref: Villa No.35, Rain Tree Park, Dwaraka Krishna, Kaza Village, Mangalagiri (M) Guntur District.

&&&

I, Sri Sri Paturi Kameswara Rao S/o Late P. Koteswara Rao, aged about 66 years, resident of R/o Plot. No. 3, Flat No. 305, Neeraja Apartments Rd. No.5 Mahendra Hills, Sathyanarayana Swamy Temple, East Maredpally, Secunderabad, Hyderabad – 500026 do hereby to lease out my above referred premises for housing your officers' quarters on the following terms and conditions.

1. The rent shall be Rs. 40,000/- per month for the carpet area of 2250 Sq. feet on floor as per the plan enclosed.
2. The period of lease shall be 11 months commencing from 01-11-2023 to 30-09-2024 and to be renewed for a further period on the same terms and conditions if desired.
3. All the taxes will be paid by me.
4. I will provide the facilities of water supply and electricity in the premises. Only consumption charges are to be paid by the individual.
5. I inherited the house/purchased the house/ acquired the house/ constructed the house and other than myself no one else is having any right, title or interest in the premises and except me on one else is entitled to the rents payable for the house.

Yours faithfully,

(OWNER)

Name & Address:
Sri Paturi Kameswara Rao,
S/o Late P. Koteswara Rao,
R/o Plot. No. 3, Flat No. 305,
Neeraja Apartments Rd. No.5 Mahendra Hills,
Sathyanarayana Swamy Temple,
East Maredpally, Secunderabad,
Hyderabad – 500026.

8296988/2023/ACCOM -GAD01

GOVERNMENT OF ANDHRA PRADESH
ROADS AND BUILDINGS DEPARTMENT

From
Sri A.D.D.Samarpana Rau, B.Tech.,
Executive Engineer,
(R&B) Division, Guntur

To
The Joint Director,
Anti – Corruption Bureau,
A.P., Vijayawada.

Letter No. /Rents/ J.T.O-3/2022, Dt: 07.10.2023

Sir,

Sub:- (R&B)Division,Guntur – Measurement of Carpet area for Residential Accommodation to The Joint Director, Anti-Corruption Bureau, A.P, Vijayawada at Villa No. 35, Rain Tree Park, Dwaraka Krishna , Kaza Village, Mangalagiri (M), Guntur District- Report Submitted – Reg.

Ref:- 1) Lr. 02/Joint Director-ACB/2023, dt 04-10-2023 of Joint Director, Anti-Corruption Bureau, A.P, Vijayawada.
2) Lr No. Rents/ MNGL /HC/TDK/2023 Dt: 05-10-2023 of the DEE/R&B/Tadikonda, dt.5.10.2023

in the letter under reference 1st cited above, Joint Director, ACB has requested to inspect and issue Net usable area certificate of the Villa No -35, Rain Tree Park, Dwaraka Krishna , Kaza Village, Mangalagiri (M), Guntur District.

Accordingly the building has been inspected and measured the Net usable area by the Deputy executive Engineer/R&B/Tadikonda vide reference 2nd cited as noted below.

Description	Area (Sq ft)
Residential Accommodation for Joint Director, ACB at Villa No -35, Rain Tree Park, Dwaraka Krishna , Kaza Village, Mangalagiri (M), Guntur District.	1731.00
The proposed area for the utilisation of PSOs and Drivers during the rest hours	519.00

The allowable Carpet area as per IS 3861-2002 Rentable Areas of Buildings is 2250 Sq ft. Hence the rent may be fixed as per the orders issued by Government vide G.O. RT No. 2465 dated 12.08.2015 of GENERAL ADMINISTRATION (SC.A) DEPARTMENT.

Yours faithfully,

7/10/23

Executive Engineer,
(R&B) Division, Guntur

8296988/2023/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

84AA 497352

M.USHA RANI
Licensed Stamp Vendor
O.L. No.: 06-16-003/2015
R.L. No.: 06-16-010 0F 2022
Valid Up to: 31-12-2024
#7-31, Lotus Towers, Kondapalli
cell: 9492225727

Sl. No. 21901 Date:20/10/2023, Rs.20/-
Sold : PATURI KAMESWARA RAO S/o.(LATE) KOTESWARA RAO, HYDERABAD
For Whom : SELF

LEASE AGREEMENT

THIS AGREEMENT TO LEASE is made and entered into at Mangalagiri, Guntur District this the 01st day of November of 2023 year.

BETWEEN

SRI PATURI KAMESWARA RAO, S/o Late P. Koteswara Rao aged about 66 years resident of Plot No.3, Flat No. 305, Neeraja Apartments, Road No. 05, Mahendra Hills, Sathyanarayana Swamy Temple, East Maredpally, Secunderabad, Hyderabad -500026, Father in law and authorized person on behalf of Sri Arutla Mohan Rao, S/o A Narasimharao Residing at Resident of 4109, Roseclif Ln Jacksonville, Florida 32216, USA, here after called the LESSOR (which expression shall include his heirs, successors, legal representatives, administrators, executors, and assignees) or the Firm, Company or other establishment owning the schedule property of the ONE PART.

AND

The Government of Andhra Pradesh represented by Deputy/Joint/Additional Secretary to Government General Administration Department, hereinafter called LESSEE (which expression shall include successors, legal representatives, administrators, executors & assignees) OF THE OTHER PART.

LESSOR

LESSEE

8296988/2023/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

84AA 497353

M.USHA RANI
Licensed Stamp Vendor
O.L. No.: 06-16-003/2015
R.L. No.: 06-16-010 OF 2022
Valid Up to: 31-12-2024
7-31, Lotus Towers, Kondapalli
Cell: 9492225727

Sl. No. 21902 Date:20/10/2023, Rs.20/-
Sold : PATURI KAMESWARA RAO S/o.(LATE) KOTESWARA RAO, HYDERABAD
For Whom : SELF

RECITALS:

The LESSOR is the sole and absolute owner of the premises is more particularly described hereunder (hereinafter referred to as the 'SCHEDULED PREMISES') having full and unfettered rights to lease the same or any portion there of.

The LESSEE intend to take on lease the SCHEDULED PREMISES to be used as Residential accommodation for one of its officers, who will hereinafter called as OCCUPANT.

The LESSOR has given written consent and agreed to give on lease and the LESSEE has agreed to take on lease, the SCHEDULED PREMISES on certain terms and conditions as are stated hereunder. The LESSOR and LESSEE enter into an agreement this day to lease out the scheduled premises on certain terms and conditions and accordingly, the LESSOR will hand over the possession of the premises to the LESSEE on 01st day of November, 2023. However, the parties have decided to reduce the terms and conditions of the lease into writing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSOR agrees to lease the SCHEDULED PREMISES to the LESSEE for a period of 11 months (hereinafter referred to as the "Agreement Period") commencing on 01-11-2023 and ending on 30-09-2024.
2. The LESSEE agrees to take the premises on lease with the terms and conditions contained herein.

LESSOR

LESSEE

8296988/2023/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

84AA 497354

M.USHA RANI
Licensed Stamp Vendor
O.L. No.: 06-16-003/2015
R.L. No.: 06-16-010 OF 2022
Valid Up to: 31-12-2024
#7-31, Lotus Towers, Kondapalli
Cell: 9492225727

Sl. No.21903 Date:20/10/2023, Rs.20/-
Sold : PATURI KAMESWARA RAO S/o.(LATE) KOTESWARA RAO, HYDERABAD
For Whom : SELF

3. The OCCUPANT shall use the SCHEDULED PREMISES as "Residential Premises" for himself and his family members only.

4. The LESSEE shall pay to the LESSOR as lease rent for the SCHEDULED PREMISES an amount of Rs. 40,000/- (Rupees Forty thousand only) per month, inclusive of association maintenance charges by way of a cheque/cash or any other means of authorized transfer on or before the 10th day of every succeeding month. The water and electricity charges will be paid by the occupant.

5. The occupant shall pay the applicable electricity and water charges directly to the concerned authorities according to the meter, installed at the SCHEDULED PREMISES by the concerned authorities, any charges pertaining to the previous periods and additionalcharges levied by the Electricity Authorities for the period not covered under lease agreement shall be paid by the LESSOR.

LESSOR

LESSEE

8296988/2023/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

84AA 497355
M.USHA RANI
Licensed Stamp Vendor
O.L. No.: 06-16-003/2015
R.L. No.: 06-16-010/OF 2022
Valid Up to: 31-12-202
#7-31, Lotus Towers, Kondap
Cell: 9492225727

Sl. No.21904 Date:20/10/2023, Rs.20/-
Sold : PATURI KAMESWARA RAO S/o.(LATE) KOTESWARA RAO, HYDERABAD
For Whom : SELF

6. The monthly maintenance charges in case of apartment/ gated community towards security and general facilities shall be paid by the LESSOR of the SCHEDULED PREMISES.

7. The LESSEE/OCCUPANT shall not carry out any structural additions or alterations to the SCHEDULED PREMISES without the prior consent of the LESSOR. However, the LESSEE/ OCCUPANT shall at its own cost, be entitled to install such domestic electrical appliances as may be found necessary by it. On the expiry or earlier termination of this Agreement, the LESSEE shall remove and take away all the appliances installed by it and restore the SCHEDULED PREMISES to its normal wear and tear.

8. All rates, taxes and other levies and/or out goings on account property tax and all other levies, municipal or otherwise in respect of scheduled premises property shall be paid by the LESSOR in time.

9. The LESSOR undertakes to fully perform his obligations stated herein and also comply with the requirements of the concerned municipal and other applicable authorities to ensure peaceful occupation of the SCHEDULED PREMISES by the LESSEE, during the Agreement Period.

LESSOR

LESSEE

8296988/2023/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

84AA 497356
M.USHA RANI
Licensed Stamp Vendor
L.L. No.: 06-16-003/2015
R.L. No.: 06-16-010/F 2022
Valid Up to: 31-12-2024
7-31, Lotus Towers, Kondapalli
Cell: 9492225727

Sl. No.2105 Date:20/10/2023, Rs.20/-
Sold : PATURI KAMESWARA RAO S/o.(LATE) KOTESWARA RAO, HYDERABAD
For Whom : SELF

10. The LESSOR shall not violate any rules, regulations laws and byelaws of the Municipal Corporation or any local authority having jurisdiction over the SCHEDULED PREMISES.

11. The minor day-to-day repairs such as replacement of fuses, fixing of leaking water taps, minor maintenance of electrical/sanitary and other fittings and fixtures shall have to be carried out by the LESSEE/OCCUPANT at its own cost, but all major repairs including replacement or breakage, bursting of sanitary pipes, changes in the electrical system, cracks in construction etc., shall be repaired/ replaced by the LESSOR at his cost.

12. The LESSEE at the expiry of the Agreement Period may at its option renew the lease for a period of 11 months or any other period of time on such terms & conditions as are mutually agreed by the LESSOR and the LESSEE.

13. On expiry of the lease or on earlier termination of the lease, the LESSEE/OCCUPANT shall ensure that the LESSES/OCCUPANT vacates the building/apartment of the SCHEDULED PREMISES and handover to the LESSOR in good tenantable conditions, subject to natural wear and tear.

LESSOR

LESSEE

14. The LESSOR with the consent of LESSEE or its occupants shall have free and unobstructed access to the SCHEDULED PREMISES for inspection and to carry out repairs provided the LESSEE or its occupant is given at least 24 hours advance notice and a time for such inspection or repairs is fixed and the convenience of the LESSEE shall be taken into account in this regard.

15. The LESSEE shall not sub-let, assign or transfer to anyone or otherwise part with the possession of the whole or any part of the SCHEDULED PREMISES without the written consent of the LESSOR . However, the LESSEE shall have the right to utilize the premises for his residential accommodation only and shall keep the premises in good order and habitable condition. In the event, if the LESSEE gets transfer the LESSEE shall vacate the SCHEDULED PREMISES immediately by clearing all the dues/out-standing if any payable and handover the SCHEDULED PREMISES to the LESSOR even though the LEASE AGREEMENT is in force.

16. The LESSOR represents and warrants that he is fully empowered, authorized and able to let out the SCHEDULED PREMISES on lease to the LESSEE as envisaged in this Agreement and that there is no mortgage, charge or any other encumbrance of any nature in respect of the SCHEDULED PREMISES except the housing loan availed and that he will keep the LESSEE harmless and indemnified from any proceedings in respect of the quiet possession and enjoyment of the SCHEDULED PREMISES by the LESSEE.

17. Any dispute that may arise between the Parties shall be subject to the jurisdiction of the courts of Vijayawada, Andhra Pradesh.

SCHEDULE OF PROPERTY

All the part of Villa No.35, Rain Tree Park, Dwaraka Krishna, Kaza Village, Mangalagiri (M) Guntur District and measuring a total extent of 2250 Sq. feet is being bounded by :

East	:	**30 Feet road**
West	:	**25 Villa**
South	:	**34 Villa**
North	:	**36 Villa**

In witness whereof, the LESSEE and the LESSOR have hereunto set and subscribed their respective hands and seal on the Day, Month and Year first above written.

LESSOR

LESSEE

"Estate Officer cum EO Deputy Secretary to Government (Accomm.)" GAD

WITNESS:

1. U.S.S. Reddy, Flat.No.302, Neeraja Apts, plot.No.3, Rd.No.5, Trimulthy colony, Mahindra Hills, Sec-bad-500026

2. (P.NANDA) Flat-No. 205, Neeraja Apartment.

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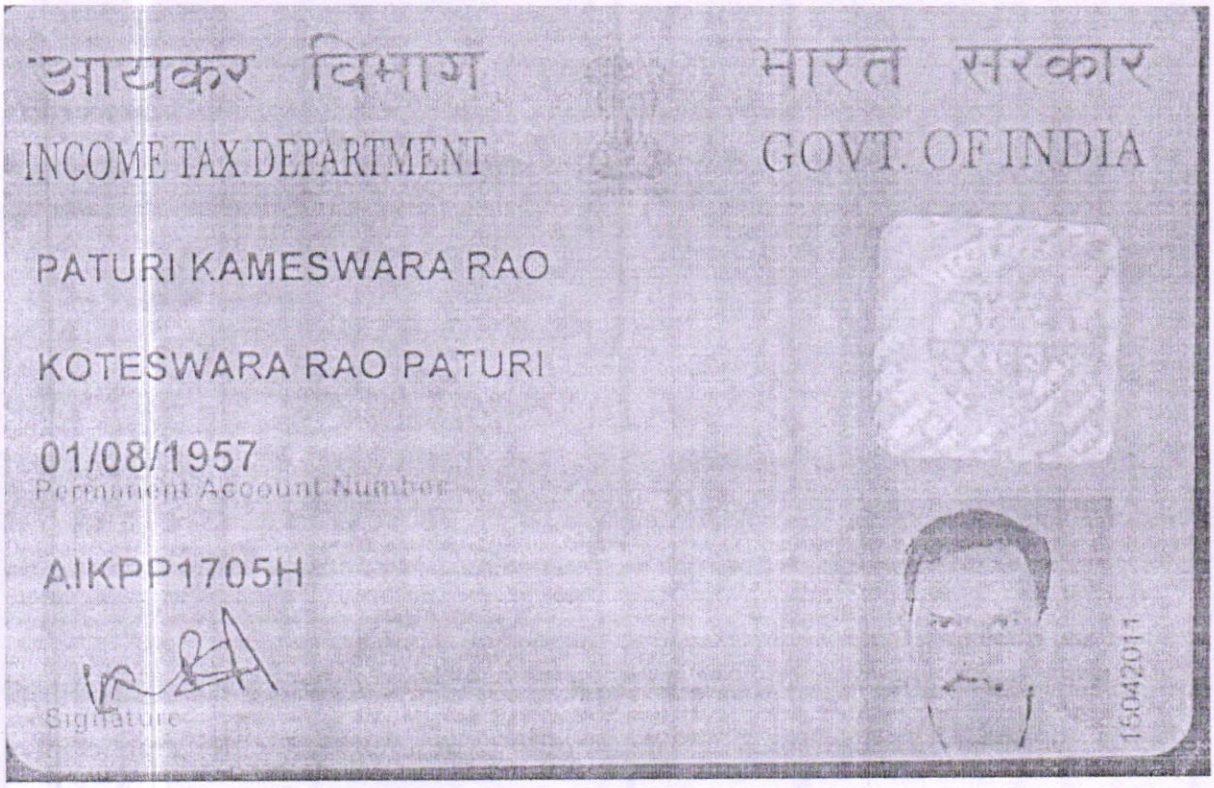


8296988/2023/ACCOM -GAD01

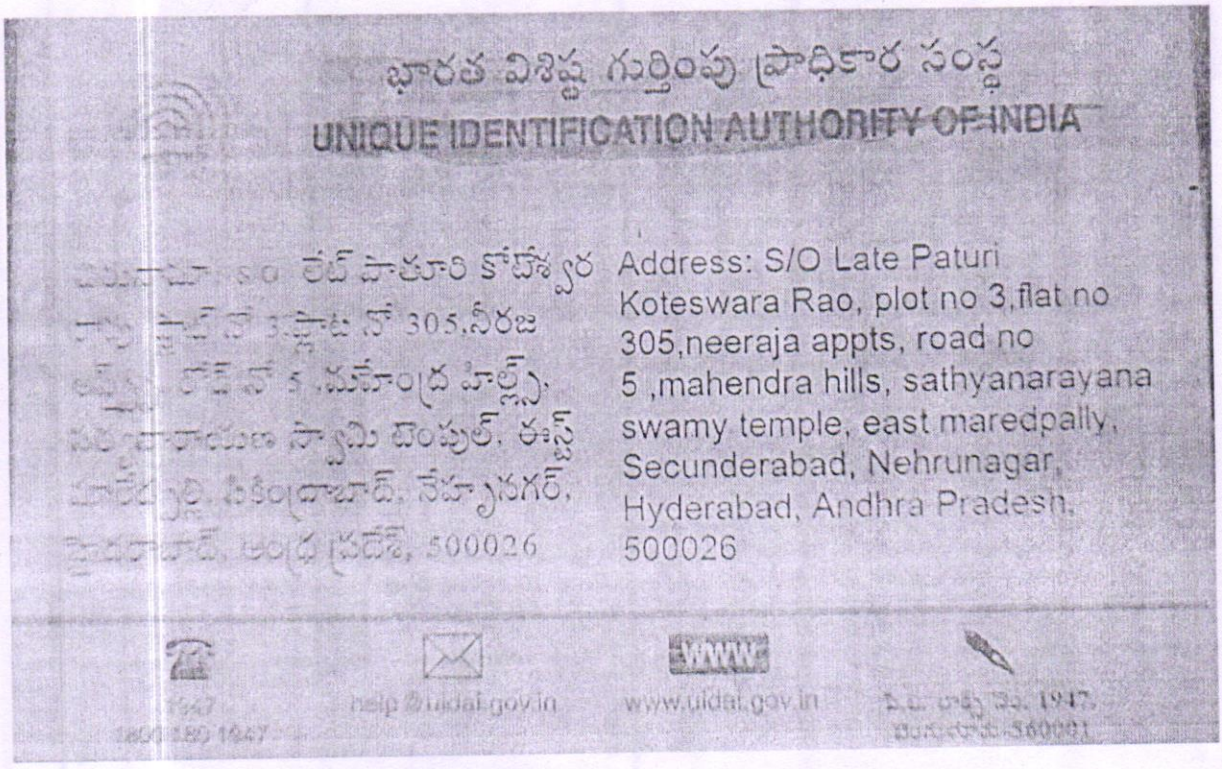
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పాతూరి కామేశ్వర రావు
Paturi Kameswara Rao

పుట్టిన సంవత్సరం/Year of Birth : 1967
పురుషుడు / Male

9676 4540 4513

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ పాతూరి కోటేశ్వర రావు, ప్లాట్ నం 3,ఫ్లాట్ నం 305,నీరజ అప్పార్ట్‌మెంట్స్, రోడ్ నం 5 ,మహేంద్ర హిల్స్, సత్యనారాయణ స్వామి టెంపుల్, ఈస్ట్ మారేడ్‌పల్లి, సికింద్రాబాద్, నేహ్రూనగర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500026

Address: S/O Late Paturi Koteswara Rao, plot no 3,flat no 305,neeraja appts, road no 5 ,mahendra hills, sathyanarayana swamy temple, east maredpally, Secunderabad, Nehrunagar, Hyderabad, Andhra Pradesh, 500026

help@uidai.gov.in

www.uidai.gov.in

8296988/2023/ACCOM -GAD01

ICICI Bank
Visakhapatnam - Dabhagarden Branch
D No: 30-15-173, Ground Floor, Dabagardens, Sriram City Square, Visakhapatnam, Andhra Pradesh-530020
RTGS / NEFT / IFS Code : ICIC0007454
PRIVILEGE BANKING
VALID FOR THREE MONTHS ONLY
D D M M Y Y Y Y
Pay
Or Bearer
Rupees रुपये
या धारक को
अदा करें।
₹
A/c No. खाता नं.
111801000884
09/9/22
SBGEN CBS
PERSONAL BANKING : SAVINGS ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India
PATURI KAMESWARA RAO
Please sign above
SESHAASAI (H) / CTS - 2010
"012106" 530229019: 000884" 31

ph. No. 9703962397

Paturi Kameswara Rao.